

# CITY OF GREENVILLE

2009 - 2011

## DEMOGRAPHIC AND DEVELOPMENT ACTIVITIES REPORT

Report Prepared by the City of Greenville  
Community Development Department – Planning Division

201 West 5th Street | P.O. Box 7207  
Greenville, NC 27835

(252) 329-4498

[www.greenvillenc.gov](http://www.greenvillenc.gov)





# ACKNOWLEDGEMENTS

The following groups and individuals are hereby recognized for their support and assistance in preparing this report.

## **Greenville City Council**

Mayor Allen M. Thomas  
Mayor Pro-Tem Rose H. Glover  
Council Member Kandie Smith  
Council Member Marion Blackburn  
Council Member Calvin Mercer  
Council Member Max Joyner, Jr.  
Council Member Dennis J. Mitchell

## **City Manager's Office**

Wayne Bowers, City Manager  
Thomas Moton, Assistant City Manager

## **Public Works Department**

Leslie Everett, Chief Building Inspector

## **Community Development Department**

Merrill Flood, Director

## **(Planning Division)**

Christopher Padgett, Chief Planner (Project Manager)  
Christian Lockamy, GIS Technician II (Project Manager)  
Andy Thomas, Lead Planner  
Wayne Harrison, Planner II  
Mike Dail, Planner II  
Chantae Gooby, Planner II  
Seth Laughlin, Planner II  
Tom Wisemiller, Planner II  
Patrick House, GIS Technician I





# TABLE OF CONTENTS

## INTRODUCTION

PAGE 3

## DEMOGRAPHICS:

POPULATION GROWTH

PAGE 4

POPULATION CHARACTERISTICS

PAGE 5

HOUSING

PAGE 6

EMPLOYMENT AND INCOME

PAGE 7

LAND AREA

PAGE 8

## 2009 - 2011 DEVELOPMENT ACTIVITY:

RESIDENTIAL DEVELOPMENT

PAGE 10

NON-RESIDENTIAL DEVELOPMENT

PAGE 13

ANNEXATIONS

PAGE 17

REZONING APPLICATIONS

PAGE 18

## ACTIVE RESIDENTIAL SUBDIVISIONS

PAGE 20

## LAND USE PATTERNS:

ZONING PATTERN MAP

PAGE 25

LAND USE PLAN MAP

PAGE 26



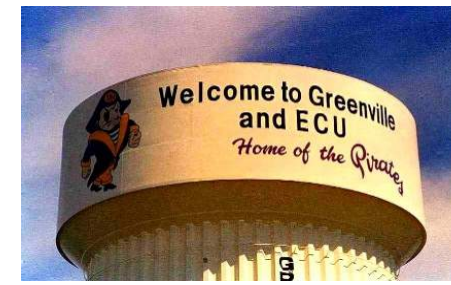


# INTRODUCTION

The City of Greenville is located in the north central coastal plain region of eastern North Carolina and serves as the county seat of Pitt County. Greenville is one the fastest growing urban centers within the State of North Carolina and is currently the state's tenth largest city. It is also the economic, medical, cultural and educational leader of eastern North Carolina and is home to East Carolina University and Vidant Health Systems, the region's largest health care provider.

The purpose of this report is to provide current and historic information related to the City of Greenville's demographics (population, housing and employment) and to highlight the development related activities that have occurred within the city over the past three years (calendar years 2009, 2010 and 2011). This information is intended for developers, real estate professionals, current and prospective business owners and average citizens who are interested in how the community is growing.

If you have any questions related to the content of this report, or any aspect of development within the community, please contact the city's Community Development Department at (252) 329-4498.





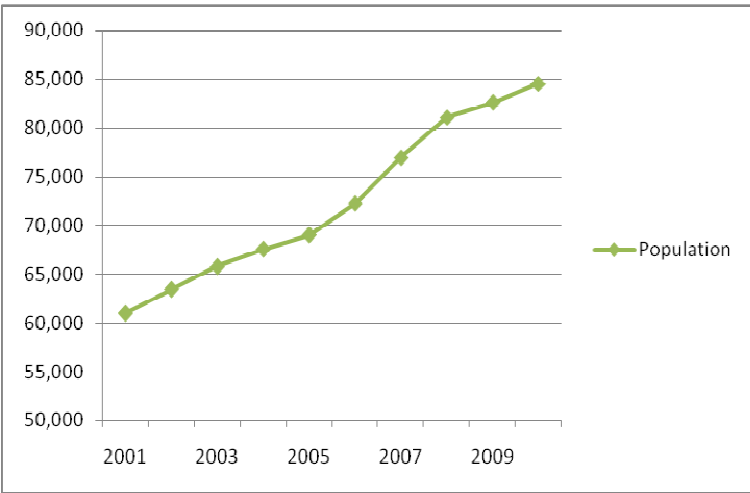
# DEMOGRAPHICS

## Population Growth

According to the 2010 United States Census, the City of Greenville rose from being the 13<sup>th</sup> largest city in North Carolina in 2000 (population 60,476) to become the state’s 10<sup>th</sup> largest city in 2010 (population 84,554). The city grew by 39.8% during the decade (average of 3.4% growth per year), the fifth largest growth rate among the state’s 10 largest cities.

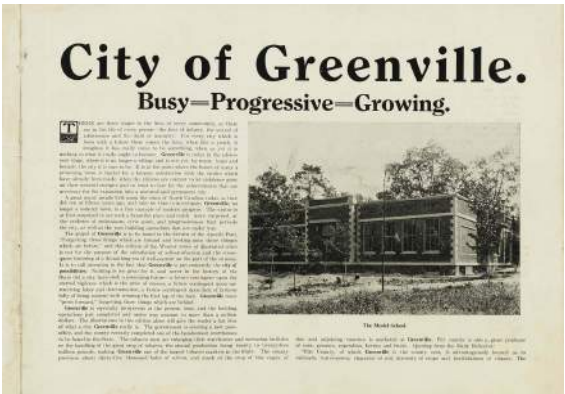
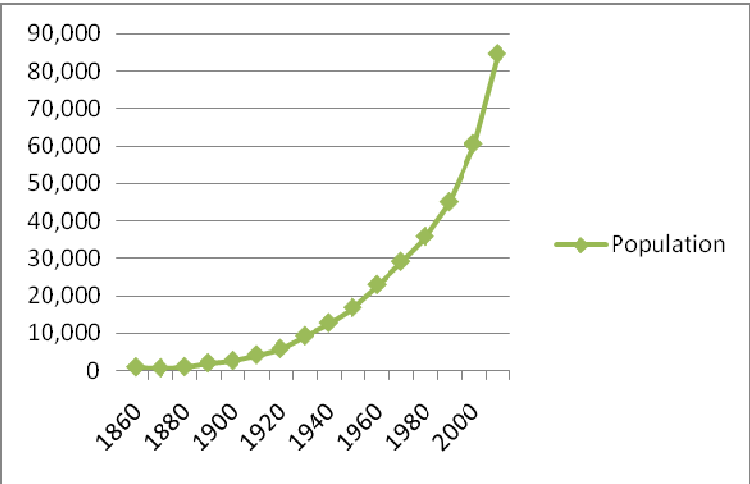
### Annual Population Growth 2001 – 2010

Year	Population
2001	60,966
2002	63,444
2003	65,799
2004	67,525
2005	68,977
2006	72,233
2007	76,932
2008	81,092
2009	82,571
2010	84,554



### Historic Population Growth 1860 - 2010

Census Year	Population
1860	828
1870	601
1880	912
1890	1,937
1900	2,565
1910	4,101
1920	5,772
1930	9,194
1940	12,674
1950	16,724
1960	22,860
1970	29,062
1980	35,740
1990	44,972
2000	60,476
2010	84,554



**Note:** The source of all demographic data provided within this report is the United States Census and the State of North Carolina Demographer’s Office, unless otherwise noted.





# DEMOGRAPHICS

## Population Characteristics

City of Greenville Population Characteristics 1990 – 2010

	1990	2000	2010
<b>Population</b>	<b>44,972</b>	<b>60,467</b>	<b>84,554</b>
<b>Rank in State</b>	<b>13<sup>th</sup></b>	<b>13<sup>th</sup></b>	<b>10<sup>th</sup></b>
<b>Gender</b>			
<b>Female</b>	<b>53%</b>	<b>54%</b>	<b>54%</b>
<b>Male</b>	<b>47%</b>	<b>46%</b>	<b>46%</b>
<b>Median Age</b>	<b>25.5</b>	<b>26.0</b>	<b>26.0</b>
<b>Age Composition</b>			
<b>0-17</b>	<b>19%</b>	<b>19%</b>	<b>19%</b>
<b>18-64</b>	<b>72%</b>	<b>72%</b>	<b>73%</b>
<b>65+</b>	<b>9%</b>	<b>9%</b>	<b>8%</b>
<b>Persons Per Household</b>	<b>2.35</b>	<b>2.40</b>	<b>2.21</b>
<b>Racial Composition</b>			
<b>White</b>	<b>64%</b>	<b>61%</b>	<b>56%</b>
<b>Black</b>	<b>34%</b>	<b>34%</b>	<b>37%</b>
<b>Other</b>	<b>2%</b>	<b>5%</b>	<b>7%</b>

State of North Carolina Population Characteristics 1990 – 2010

	1990	2000	2010
<b>Population</b>	<b>6,628,637</b>	<b>8,049,313</b>	<b>9,535,483</b>
<b>Rank in Nation</b>	<b>10<sup>th</sup></b>	<b>11<sup>th</sup></b>	<b>10<sup>th</sup></b>
<b>Gender</b>			
<b>Female</b>	<b>52%</b>	<b>51%</b>	<b>51%</b>
<b>Male</b>	<b>48%</b>	<b>49%</b>	<b>49%</b>
<b>Median Age</b>	<b>33.1</b>	<b>35.3</b>	<b>37.4</b>
<b>Age Composition</b>			
<b>0-17</b>	<b>24%</b>	<b>24%</b>	<b>24%</b>
<b>18-64</b>	<b>64%</b>	<b>64%</b>	<b>63%</b>
<b>65+</b>	<b>12%</b>	<b>12%</b>	<b>13%</b>
<b>Persons Per Household</b>	<b>2.54</b>	<b>2.57</b>	<b>2.49</b>
<b>Racial Composition</b>			
<b>White</b>	<b>76%</b>	<b>72%</b>	<b>69%</b>
<b>Black</b>	<b>22%</b>	<b>22%</b>	<b>22%</b>
<b>Other</b>	<b>2%</b>	<b>6%</b>	<b>9%</b>





# DEMOGRAPHICS

## Housing

City of Greenville Housing Characteristics 1990 – 2010

	1990	2000	2010
<b>Total Dwelling Units</b>	<b>18,054</b>	<b>28,145</b>	<b>40,564</b>
<b>Owner-Occupied</b>	<b>40%</b>	<b>36%</b>	<b>33%</b>
<b>Renter Occupied</b>	<b>55%</b>	<b>54%</b>	<b>56%</b>
<b>Vacant</b>	<b>5%</b>	<b>10%</b>	<b>11%</b>
<b>Composition</b>			
<b>Single Family Detached</b>	<b>43%</b>	<b>35%</b>	<b>38%</b>
<b>Single Family Attached</b>	<b>7%</b>	<b>7%</b>	<b>5%</b>
<b>Multi-family</b>	<b>45%</b>	<b>54%</b>	<b>56%</b>
<b>Mobile Home</b>	<b>5%</b>	<b>4%</b>	<b>1%</b>
<b>Median Value of Owner Occupied Dwellings</b>	<b>\$73,300</b>	<b>\$110,200</b>	<b>\$148,200</b>
<b>Median Rent</b>	<b>\$290</b>	<b>\$482</b>	<b>\$677</b>

State of North Carolina Housing Characteristics 1990 – 2010

	1990	2000	2010
<b>Total Dwelling Units</b>	<b>2,818,193</b>	<b>3,523,944</b>	<b>4,327,528</b>
<b>Owner-Occupied</b>	<b>61%</b>	<b>62%</b>	<b>58%</b>
<b>Renter Occupied</b>	<b>29%</b>	<b>27%</b>	<b>29%</b>
<b>Vacant</b>	<b>10%</b>	<b>11%</b>	<b>13%</b>
<b>Composition</b>			
<b>Single Family Detached</b>	<b>65%</b>	<b>66%</b>	<b>65%</b>
<b>Single Family Attached</b>	<b>3%</b>	<b>3%</b>	<b>4%</b>
<b>Multi-family</b>	<b>16%</b>	<b>16%</b>	<b>17%</b>
<b>Mobile Home</b>	<b>16%</b>	<b>15%</b>	<b>14%</b>
<b>Median Value of Owner Occupied Dwellings</b>	<b>\$65,800</b>	<b>\$108,300</b>	<b>\$154,500</b>
<b>Median Rent</b>	<b>\$284</b>	<b>\$548</b>	<b>\$723</b>





# DEMOGRAPHICS

## Employment and Income

City of Greenville  
Employment and Income Characteristics 2010

	2010
<b>Total Civilian Employed Population 16 Years of Age and Over</b>	<b>40,697</b>
<b>Class of Workers</b>	
Private Wage and Salary Workers	81%
Government Workers	18%
Self-Employed Workers	1%
<b>Annual Household Income</b>	
\$24,999 or Less	40%
\$25,000 - \$49,999	25%
\$50,000 - \$74,999	13%
\$75,000 - \$99,999	7%
\$100,000 and Over	15%
<b>Mean Household Income</b>	<b>\$55,944</b>
<b>Per Capita Income</b>	<b>\$23,704</b>

State of North Carolina  
Employment and Income Characteristics 2010

	2010
<b>Total Civilian Employed Population 16 Years of Age and Over</b>	<b>4,128,576</b>
<b>Class of Workers</b>	
Private Wage and Salary Workers	78%
Government Workers	16%
Self-Employed Workers	6%
<b>Annual Household Income</b>	
\$24,999 or Less	28%
\$25,000 - \$49,999	28%
\$50,000 - \$74,999	18%
\$75,000 - \$99,999	11%
\$100,000 and Over	15%
<b>Mean Household Income</b>	<b>\$59,053</b>
<b>Per Capita Income</b>	<b>\$23,432</b>

City of Greenville's Largest Employers

Employer	# of Jobs
<b>Vidant Medical Center</b>	<b>7,868</b>
<b>East Carolina University</b>	<b>5,409</b>
<b>Pitt County Public Schools</b>	<b>2,900</b>
<b>DSM (chemicals)</b>	<b>1,350</b>
<b>Pitt County</b>	<b>1,004</b>
<b>NACCO Materials Handling Group</b>	<b>1,000</b>
<b>City of Greenville</b>	<b>743</b>
<b>Physicians East</b>	<b>535</b>
<b>Wal-Mart</b>	<b>450</b>
<b>Greenville Utilities Commission</b>	<b>425</b>
<b>ASMO (electric motors)</b>	<b>437</b>
<b>Convergys</b>	<b>400</b>

**Source:** Greenville – Pitt County Chamber of Commerce and / or business verification.

**Note:** Employers listed include those located within the corporate limits and ETJ.





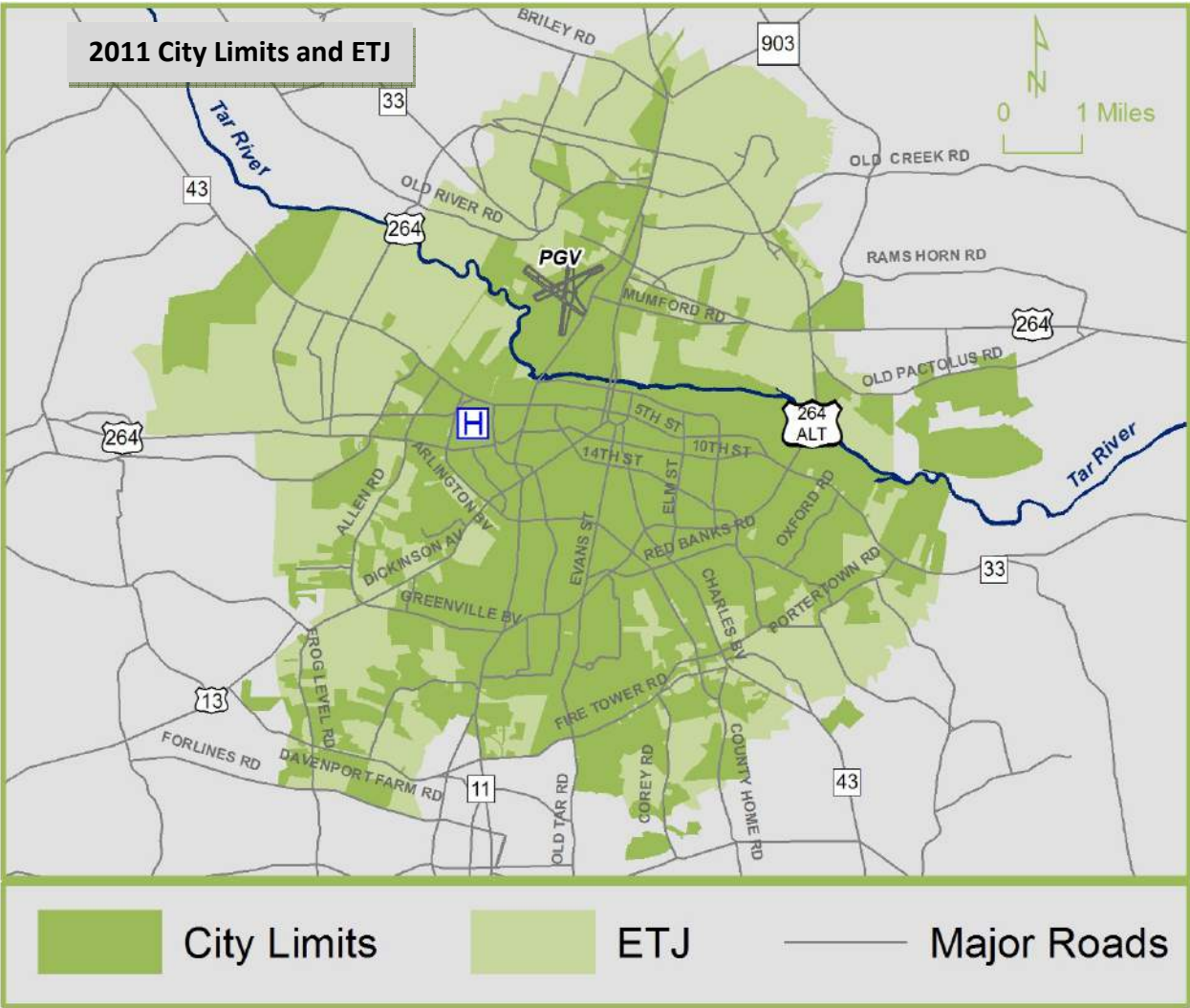
# DEMOGRAPHICS

## Land Area

The Greenville city limits encompass 35.37 square miles. The owners of property located within the city limits pay city taxes and receive city services (police and fire protection, sanitation services, etc...). The city also has an extraterritorial jurisdiction (ETJ) that extends up to a mile from the primary city limits and encompasses 61.78 square miles. The city’s zoning, subdivision and building inspection services are provided within the ETJ.

City Limits	Area	% of Total
Primary City Limits	32.17 sq. miles	91%
Satellite City Limits (not contiguous to the primary city limits)	3.21 sq. miles	9%
Total City Limits	35.37 sq. miles	100%
Extraterritorial Jurisdiction (ETJ)	Area	% of Total
ETJ (not including the city limits)	31.24 sq. miles	51%
Total ETJ (including the city limits located within the ETJ)	61.78 sq. miles	100%

Note: 4.86 square miles of the city’s jurisdiction (city limits) are located outside of the ETJ.

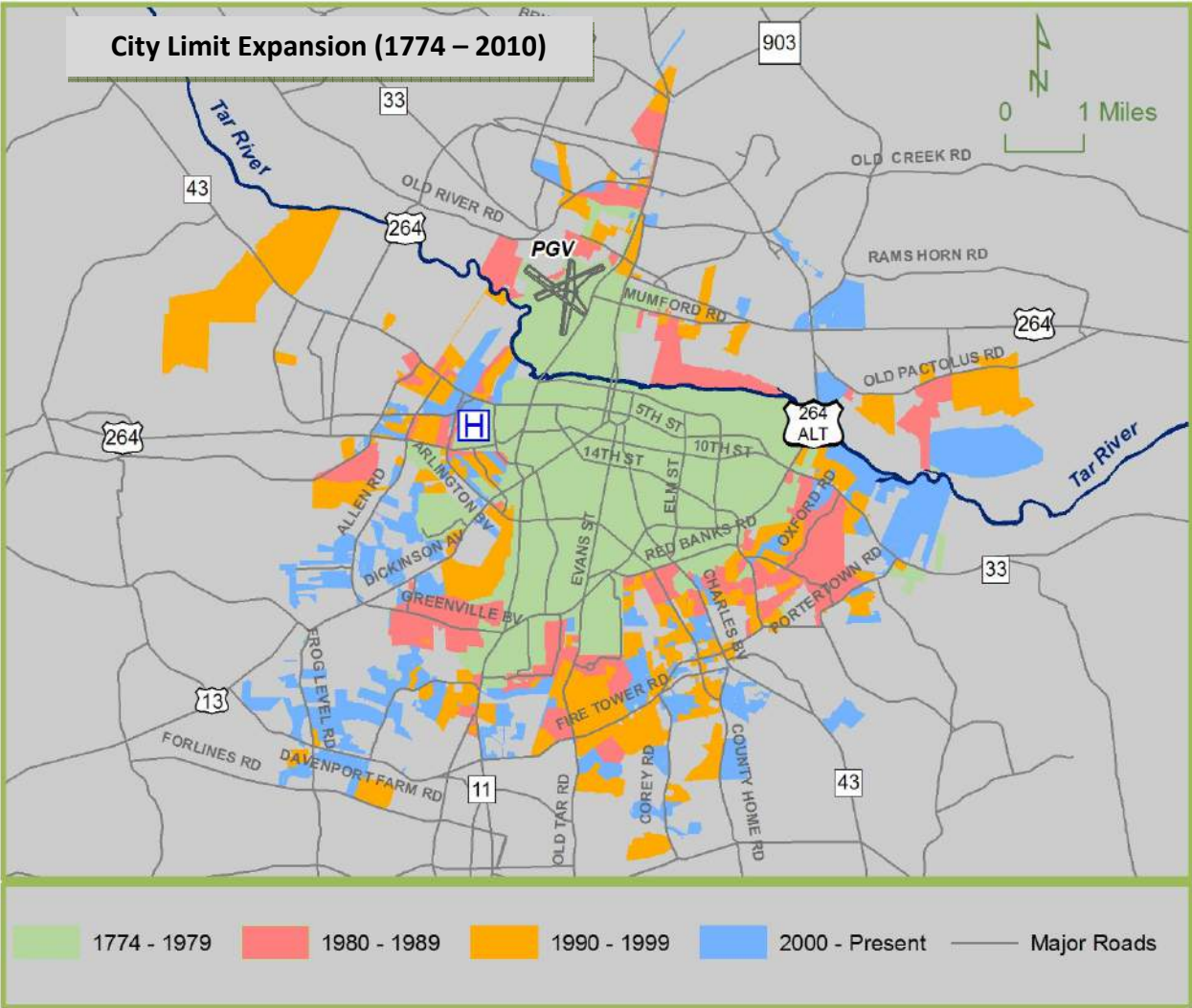
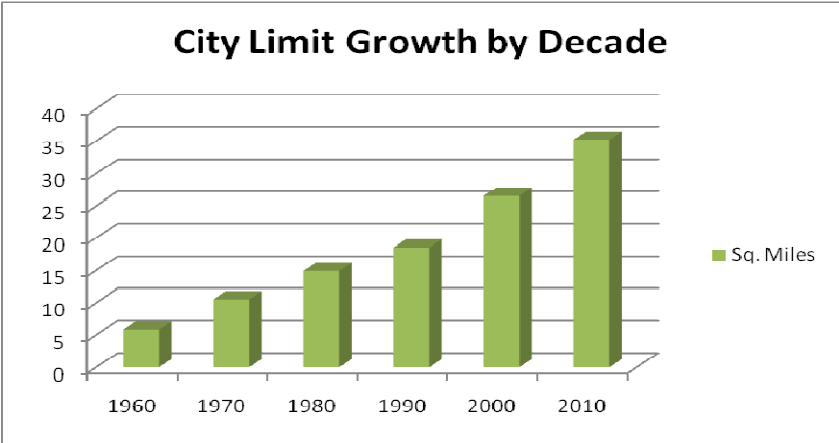




# DEMOGRAPHICS

## Land Area

Year	Area within City Limits	Area Annexed Previous Decade	% Change
1960	5.8 sq. miles	-	-
1970	10.5 sq. miles	4.7 sq. miles	81%
1980	14.9 sq. miles	4.4 sq. miles	42%
1990	18.5 sq. miles	3.6 sq. miles	24%
2000	26.5 sq. miles	8.0 sq. miles	43%
2010	35.2 sq. miles	8.7 sq. miles	33%





# 2009 – 2011 DEVELOPMENT ACTIVITY

## Residential Development

The City of Greenville has continued to have substantial residential growth during the past three years despite a sluggish national economy and downward trends in national housing markets. During the 2009 – 2011 calendar years, the city issued 903 building permits for new residential construction. These permits included 491 single family dwellings, 248 duplex dwelling units and 164 multi-family dwelling units. A majority of these new residences were constructed in the southwestern and southern portions of the community.



**Note:** The source of all development activity data provided within this report is the City of Greenville Community Development Department and Public Works Department.

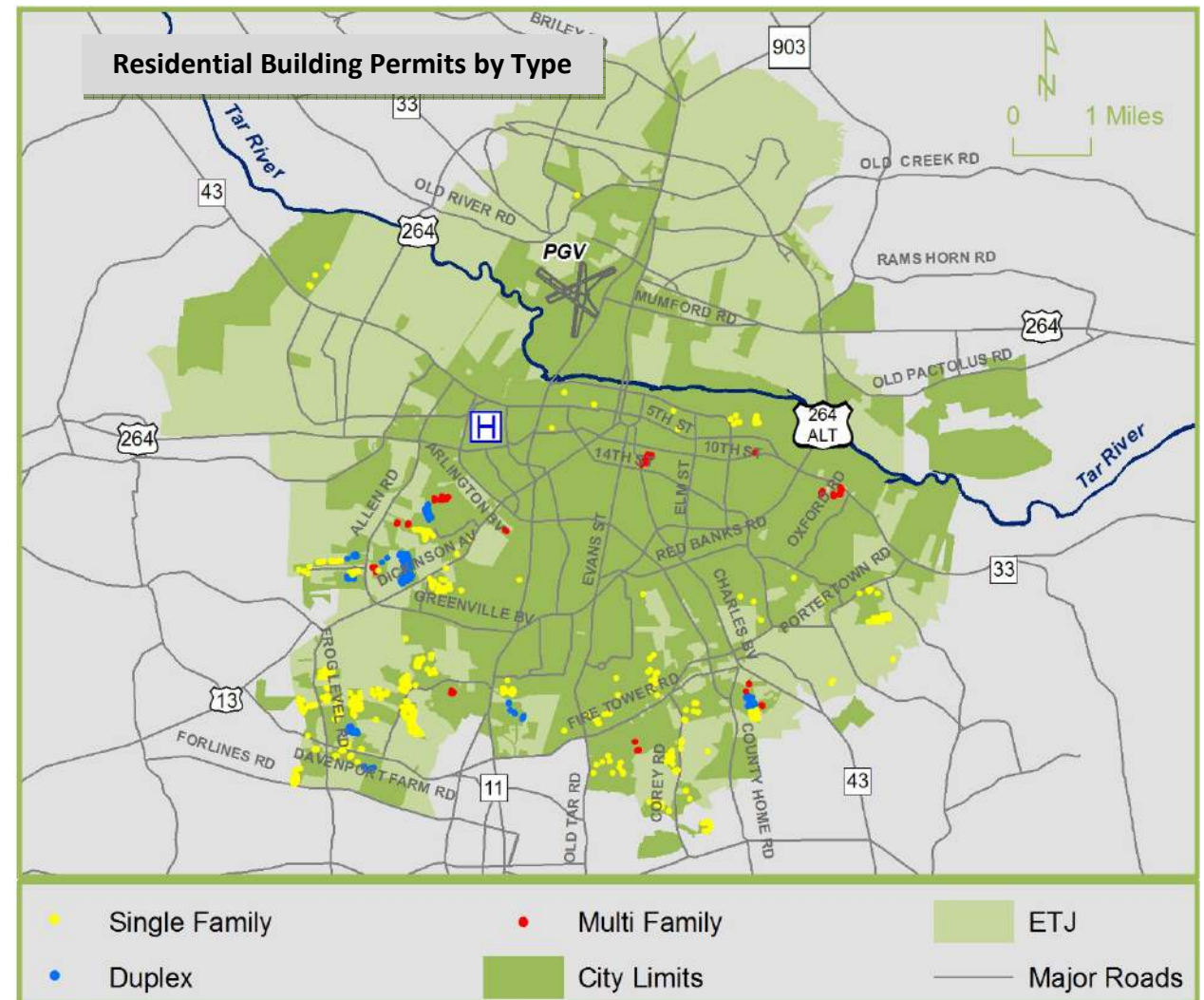
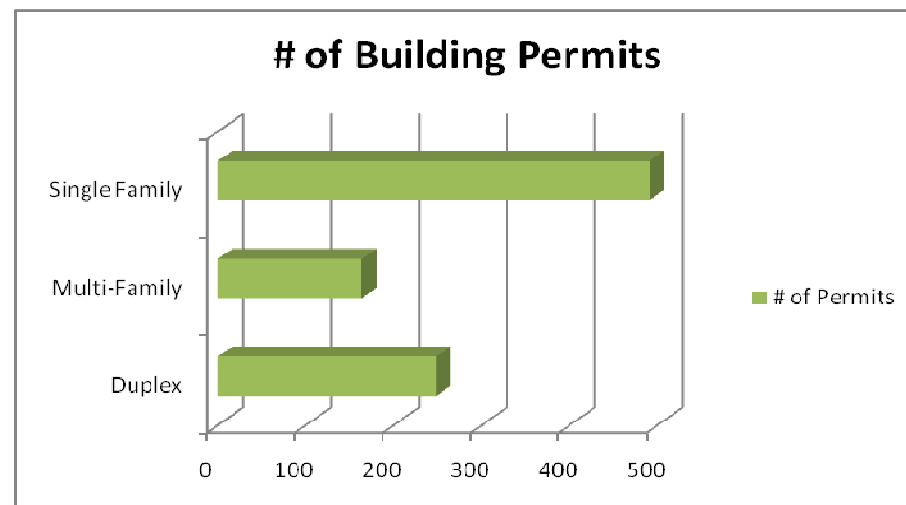




# 2009 – 2011 DEVELOPMENT ACTIVITY

## Residential Development

Type of Construction	# of Building Permits	% of Total
Single Family	491	54%
Duplex	248	28%
Multi-Family	164	18%
<b>Total</b>	<b>903</b>	<b>100%</b>

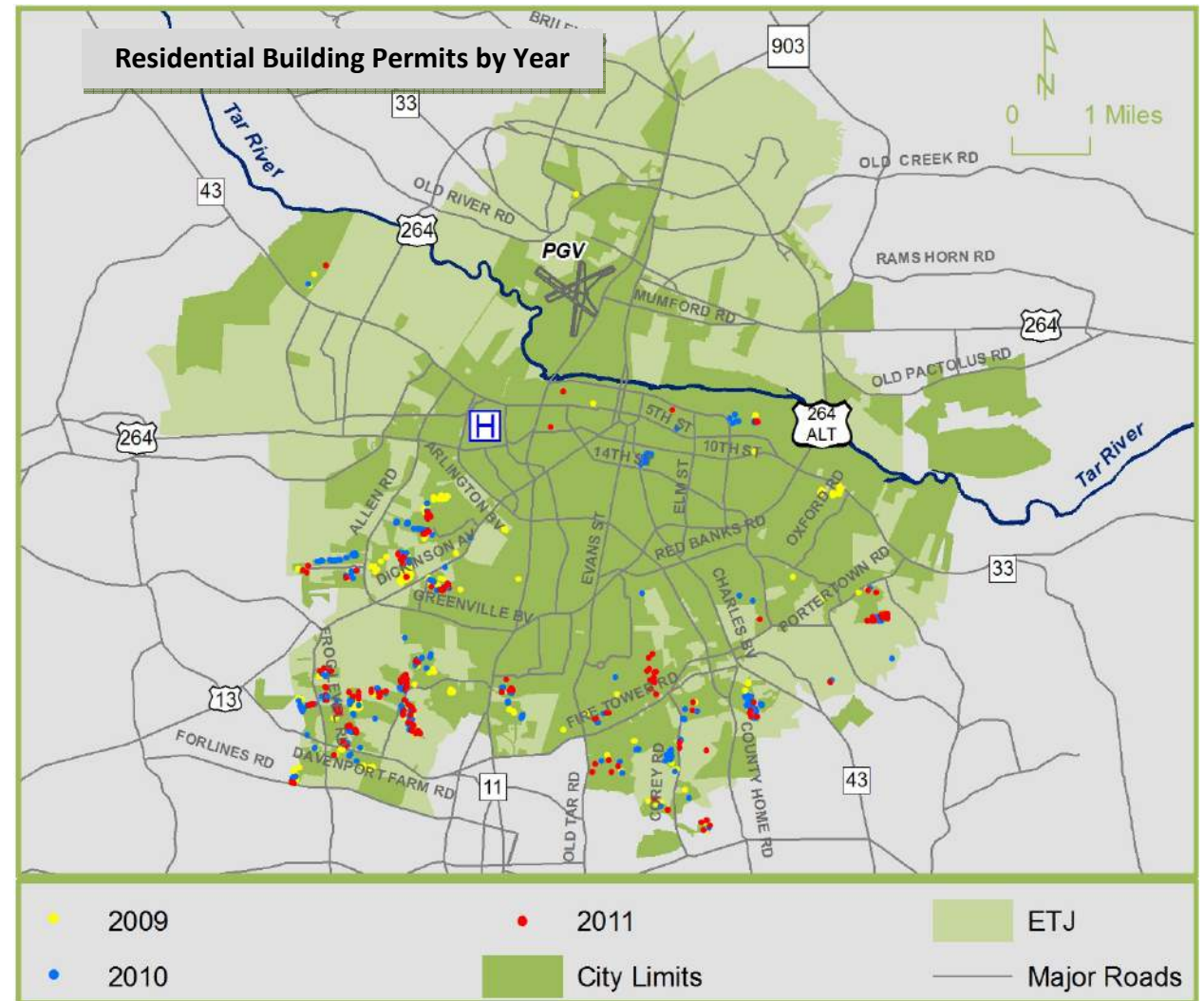
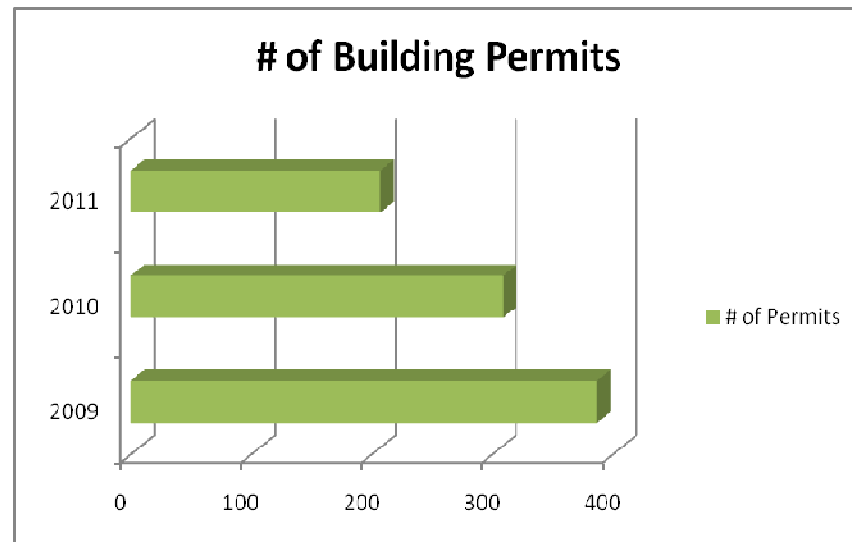




# 2009 – 2011 DEVELOPMENT ACTIVITY

## Residential Development

Year	# of Building Permits	% of Total
2009	387	43%
2010	309	34%
2011	207	23%
<b>Total</b>	<b>903</b>	<b>100%</b>





# 2009 – 2011 DEVELOPMENT ACTIVITY

## Non-Residential Development

The City of Greenville requires site plan approval for all new non-residential and multi-family development proposals. As such, this report uses data related to approved site plans as a means of providing information for non-residential development activity. It should be noted that the data provided on this topic are limited to new development and substantial expansion or redevelopment projects; multi-family developments, small additions and small modifications are not included.

During the 2009 – 2011 calendar years, the city approved 89 site plans for new development or substantial expansion or redevelopment projects involving over 507 acres (0.79 square miles) of property. 79 of these projects involving 354 acres (0.55 square miles) of property resulted in Commercial or Office & Institutional development.

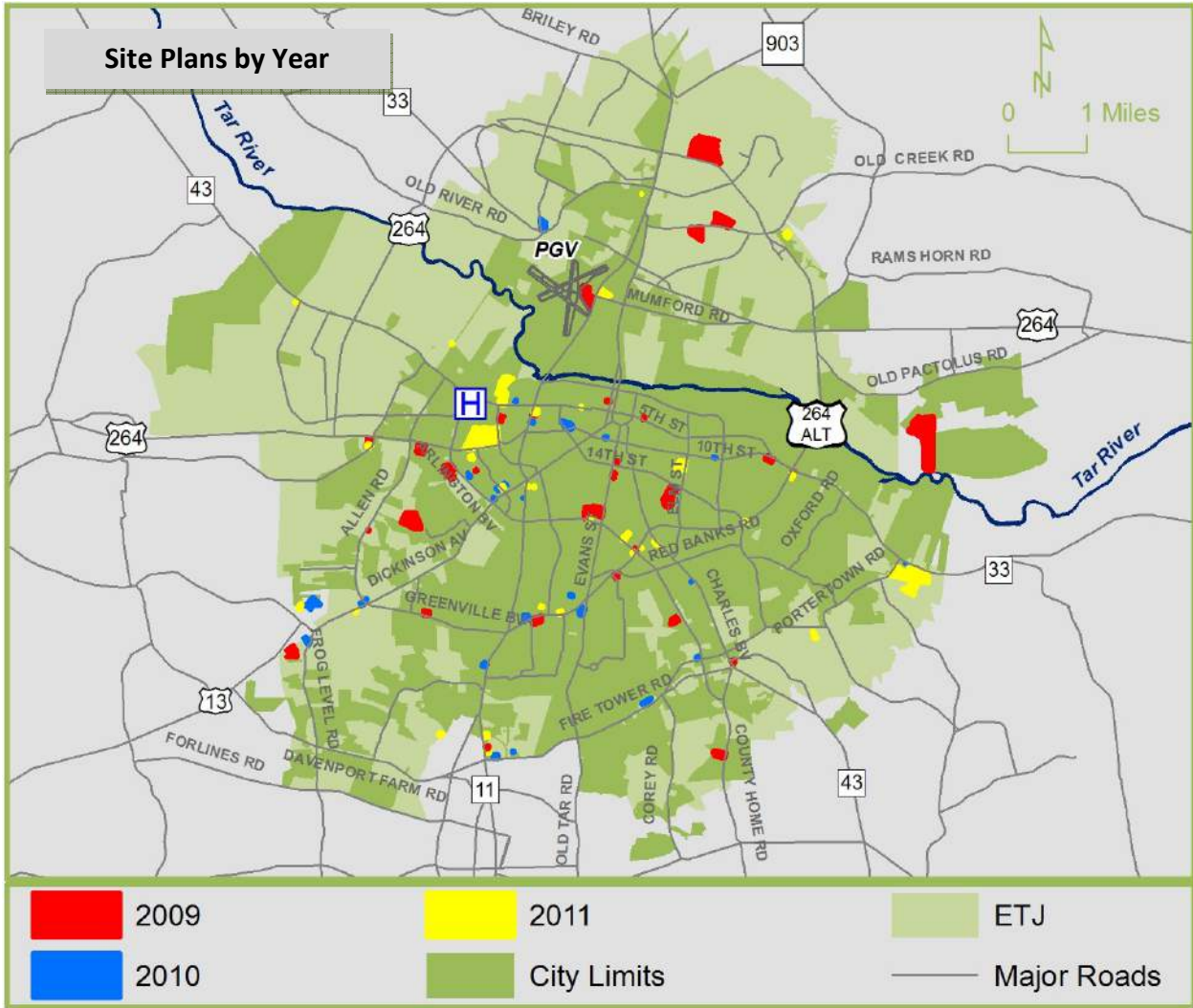
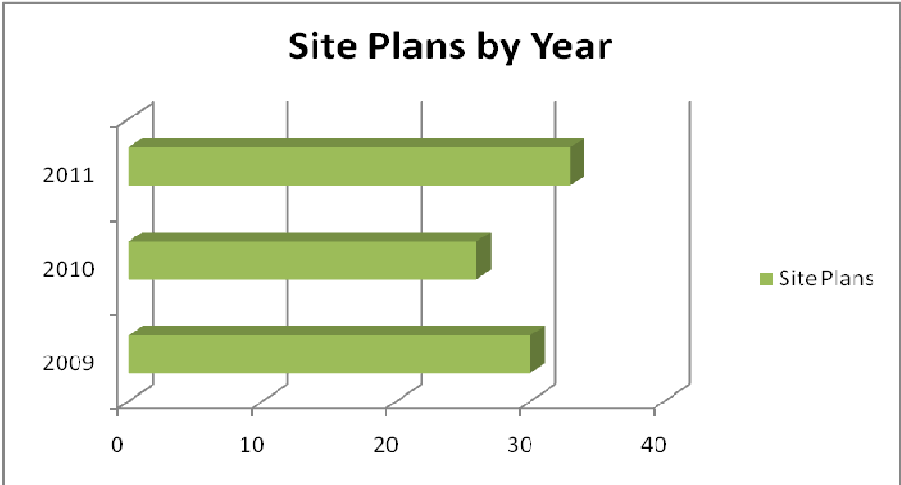




# 2009 – 2011 DEVELOPMENT ACTIVITY

## Non-Residential Development

Year	# of Site Plans (approved)	Acres
2009	30	296.33
2010	26	41.96
2011	33	168.72
<b>Total</b>	<b>89</b>	<b>507.02</b>

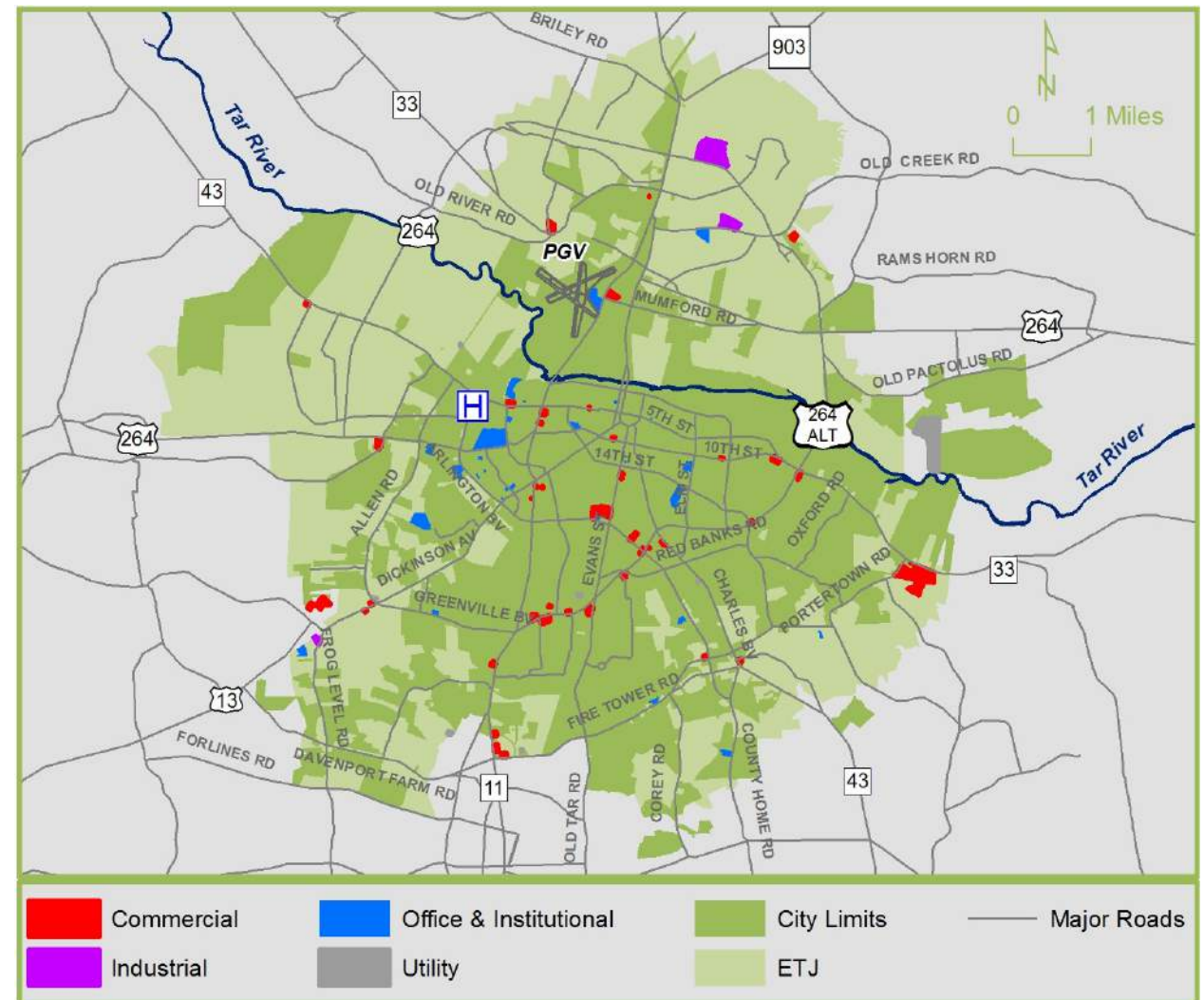
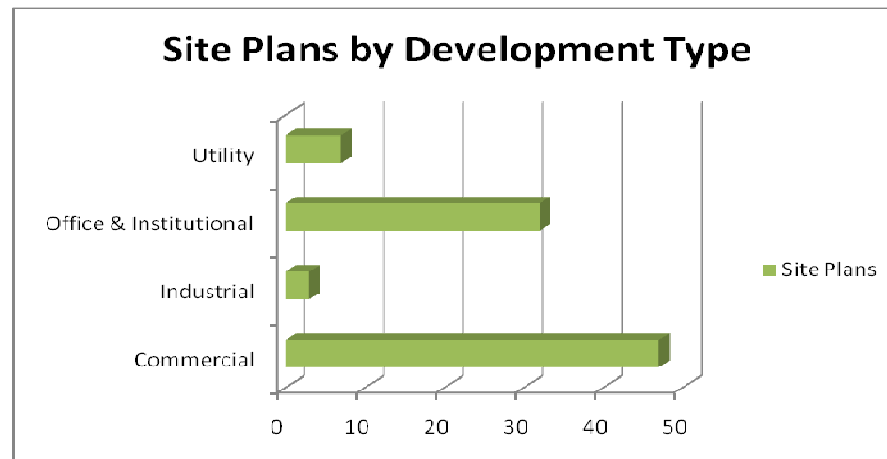




# 2009 – 2011 DEVELOPMENT ACTIVITY

## Non-Residential Development

Development Type	# of Site Plans (approved)	Acres
Office & Institutional	32	209.42
Commercial	47	144.97
Industrial	3	77.84
Utility	7	74.79
<b>Total</b>	<b>89</b>	<b>507.02</b>





# 2009 – 2011 DEVELOPMENT ACTIVITY

## Non-Residential Development

### Institutional Project Highlights:

- **East Carolina Heart Institute**

The result of a shared vision and partnership between the East Carolina University Brody School of Medicine and Vidant Health, the 370,000 square foot (\$60,000,000) East Carolina Heart Institute, which opened in 2009) is devoted to cardiovascular education, research, treatment and prevention.

- **East Carolina University School of Dental Medicine**

The UNC Board of Governors approved the state's second dental school at East Carolina University in November, 2006. The school's new 188,337 square foot facility, Ledyard E. Ross Hall, is currently under construction.

- **Pitt – Greenville Airport Terminal Expansion**

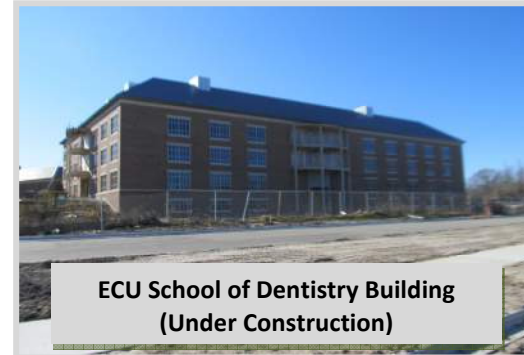
In 2011 the Pitt – Greenville airport completed a state of the art 16,049 square foot (\$7,900,000) terminal expansion project.

- **Department of Veterans Affairs Outpatient Clinic**

In 2011 a private entity was approved to construct a 160,468 square foot (\$32,000,000) medical facility to be utilized by the Department of Veterans Affairs as a regional outpatient clinic.

- **Hardee Crossing at Portertown**

A new commercial shopping center was approved on E. 10<sup>th</sup> Street (NC 33) in 2011. The proposed development includes 148,104 square feet of planned retail space (including a 40,000 square foot Wal-Mart) and five outparcels.





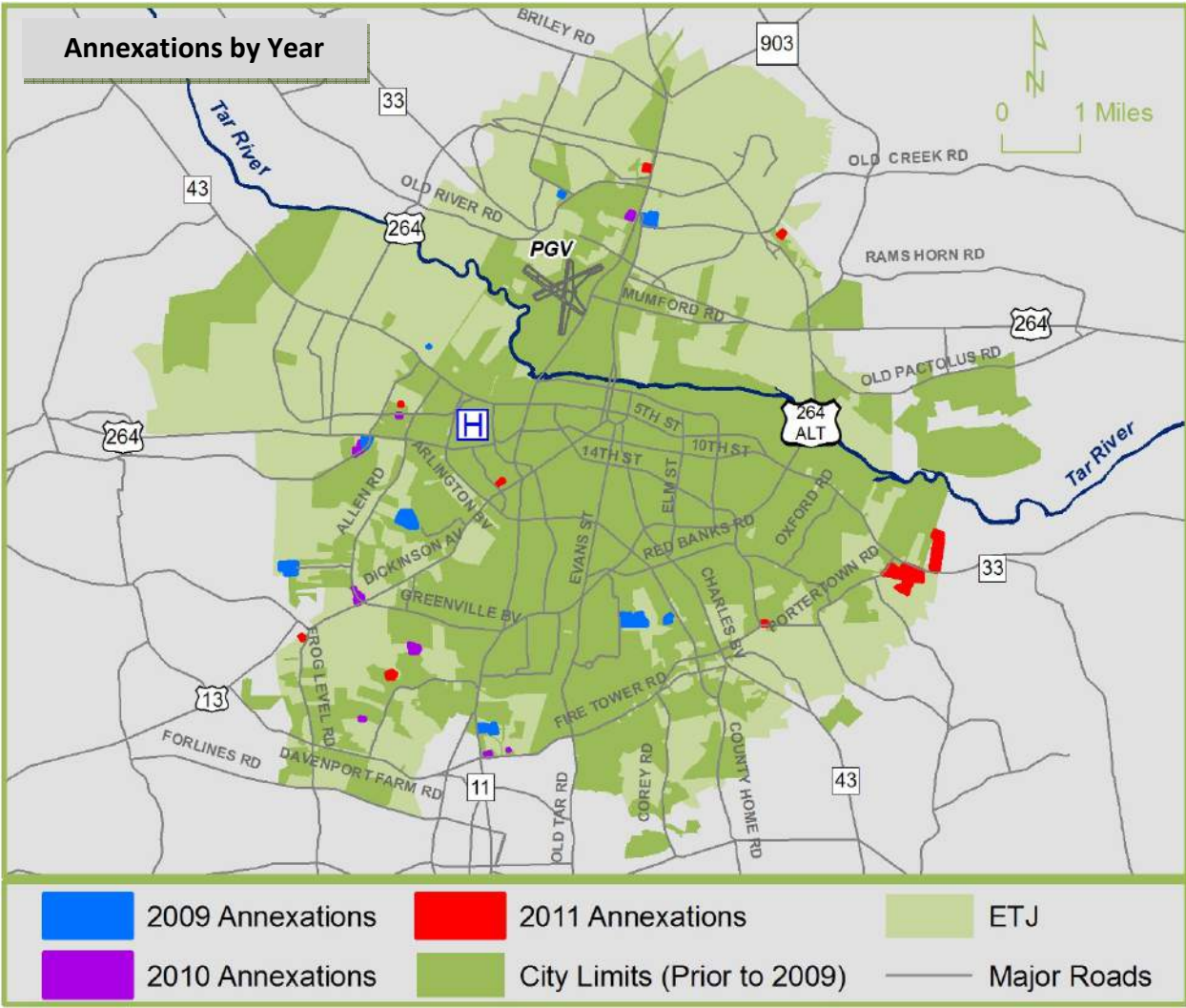
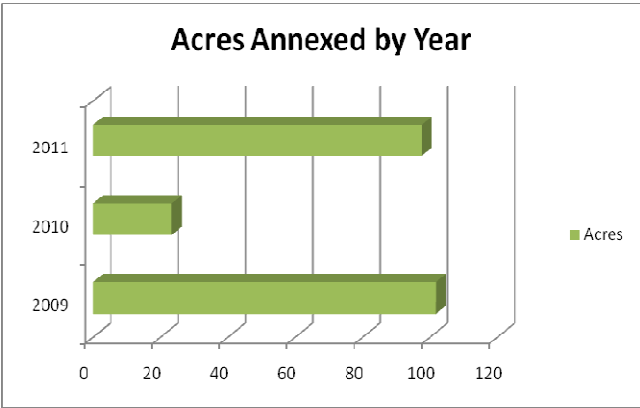
# 2009 – 2011 DEVELOPMENT ACTIVITY

## Annexations

Annexation is the formal process of bringing land into a municipality's corporate limits. A vast majority of the annexations approved by the city throughout its history have been voluntary annexations. The voluntary annexation process is initiated by the property owner by submitting a voluntary annexation petition to have their property annexed into the city.

During the 2009 – 2011 calendar years, the city approved 28 voluntary annexation petitions bringing over 222 acres (0.35 square miles) of property into the city corporate limits.

Year	# of Annexations	Acres
2009	9	101.80
2010	10	23.41
2011	9	97.60
<b>Total</b>	<b>28</b>	<b>222.81</b>



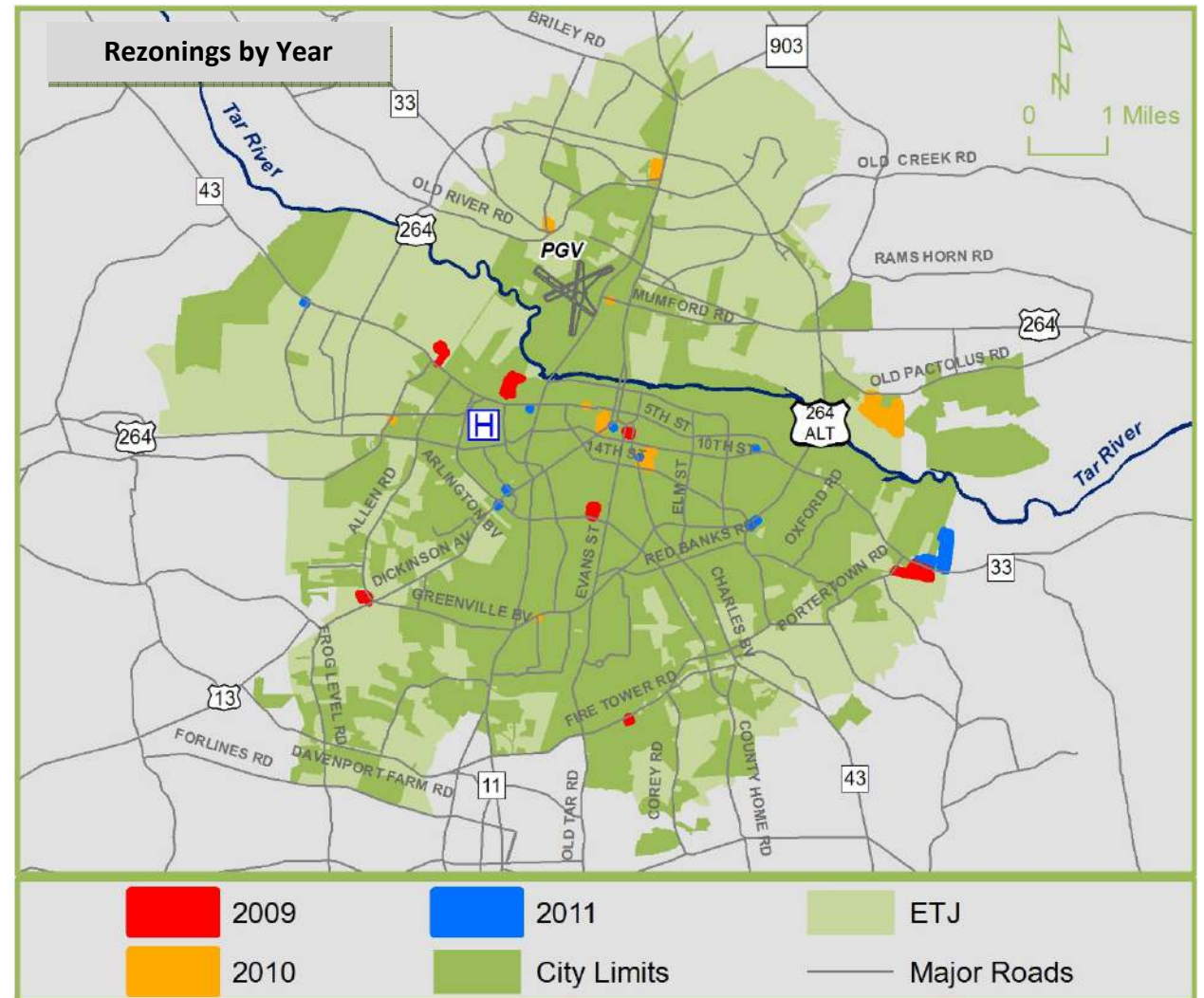


# 2009 – 2011 DEVELOPMENT ACTIVITY

## Rezoning Applications

While the rezoning of property is not in and of itself development, the number, location, size and character of approved rezoning requests can be used to identify potential future development. During the 2009 – 2011 calendar years, the city approved 42 rezoning requests totaling over 235 acres (0.37 square miles).

Year	# of Rezonings	Acres
2009	11	69.73
2010	17	113.33
2011	14	52.70
<b>Total</b>	<b>42</b>	<b>235.76</b>



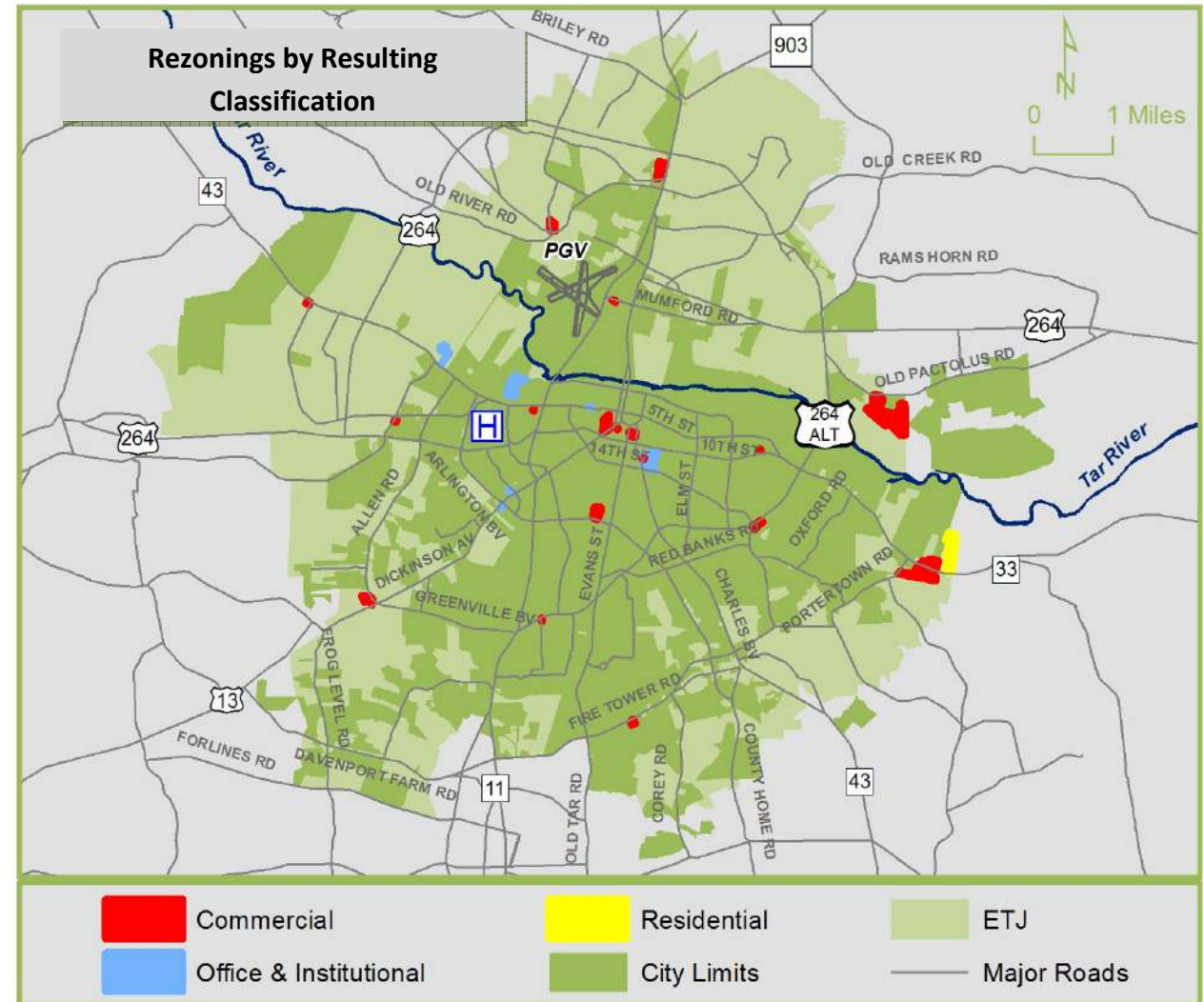
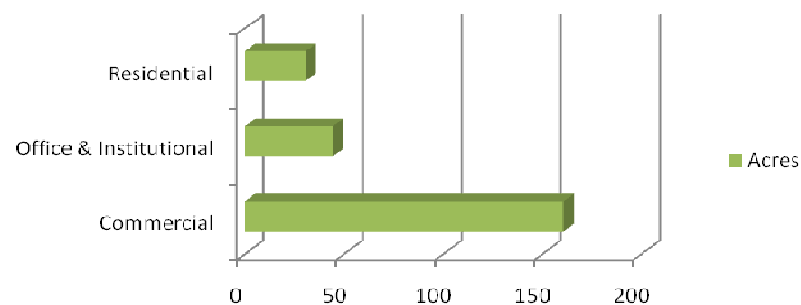


# 2009 – 2011 DEVELOPMENT ACTIVITY

## Rezoning Applications

Resulting Zoning Classification	# of Rezoning	Acres
Commercial	31	160.68
Office & Institutional	9	44.38
Residential	2	30.70
<b>Total</b>	<b>42</b>	<b>235.76</b>

Acres Rezoned by Classification

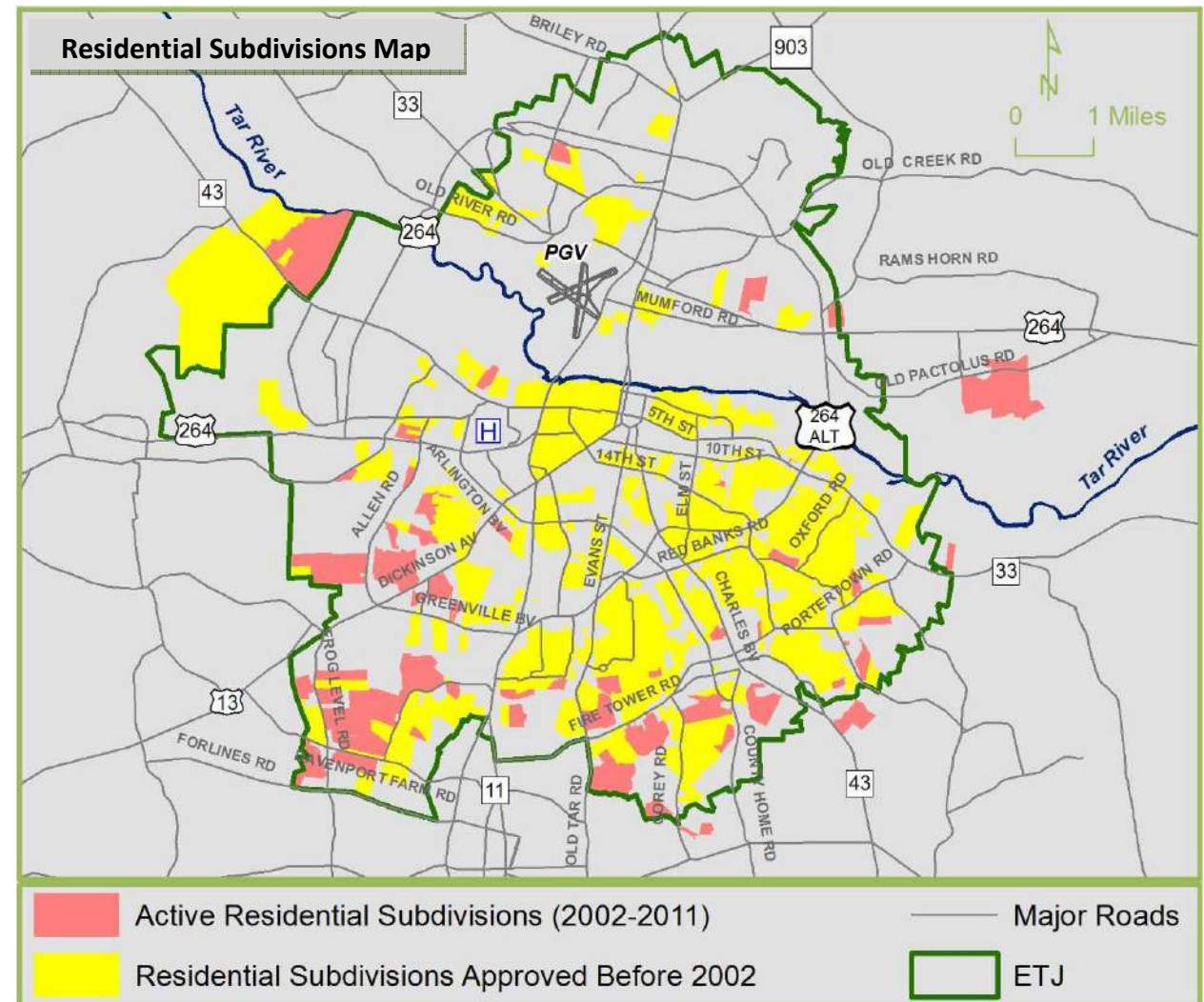




# ACTIVE RESIDENTIAL SUBDIVISIONS

## Residential Subdivisions Approved 2002 - 2011

There are 68 Active Residential Subdivisions within the City of Greenville that were approved between 2002 and 2011, consisting of 10,515 known units and 2,607 acres. These subdivisions contain a variety of development types, including multi-family condo's/townhomes, single-family, duplex, and patio homes. The majority of these newer developments are clustered in the southern portion of Greenville's jurisdiction. As of the date of this report, 10 subdivisions are completely built-out, while construction has not yet begun on 13 of these approved developments. Of these 68 developments, all have approved preliminary plats and site plans, with the exception of Firetower Junction and Grove Pointe. Those developments have approved preliminary plats, but no site plan has been submitted.





# ACTIVE RESIDENTIAL SUBDIVISIONS

## Residential Subdivisions Approved 2002 - 2011

Development Name	Location	Development Type	Number of Lots / Units	Acreage	Status
Allen Ridge	Allen Rd	Single-Family, Duplex, & Multi-Family	360	24.2	Original preliminary plat approved in 2002. Additional plats submitted in 2003, 2005, 2008, and 2009. - 154 Existing Units - Percent Built - 19%
Arbor Hills South	Eastern Pines Rd	Single-Family	141	48.7	Preliminary plat approved in 2007. - Percent Built - 11%
Ashley Place	Portertown Rd	Single-Family	4	3.1	Preliminary plat approved in 2004. - Percent Built - 25%
Augusta Trails	Frog Level Rd	Duplex	300	47.8	Preliminary plat approved in 2000. Additional plat for section 4 approved in 2008. - Percent Built - 92%
Barrington Fields	Frog Level Rd	Single-Family	91	39.2	Preliminary plat approved in 2004. - Percent Built - 24%
Bedford	Wickham Dr	Single-Family	9	6.1	Preliminary plat for section 11 approved in 2007. 475 units of this development were previously developed in the 1980's and 1990's - Percent Built - 22%
Bedford West	Bradbury Rd	Single-Family	64	36.6	Preliminary plat for phases 1 & 2 approved in 2007. - Percent Built - 3%
Bent Creek	Ellsworth Dr	Single-Family, Duplex, & Multi-Family	160	44.1	Preliminary plat's approved in 2004, 2007, and 2008. Site plan approved in 2008. Percent Built - 33%
Brasswood	Off of SW Greenville Blvd	Multi-Family	60	9.4	Site Plan approved in 2002. (22) 1 bedroom apts. & (38) 2 bedroom apts. 248 Units of this development were previously developed in 1990's - Percent Built - 100%
Brighton Place	Frog Level Rd	Single-Family	101	30.2	Preliminary plat for section 3 approved in 2003. Revision approved in 2006. - Percent Built - 17%
Bristolmoor	Frog Level Rd & Forlines Rd	Single-Family	123	43.7	Preliminary plat approved in 2003. Percent Built - 100%
Brook Hollow	Dickinson Ave	Duplex	468	80.5	Preliminary plat approved in 2004. - Percent Built - 58%
Charleston Village	Thomas Langston Rd	Single-Family	291	95.7	Original preliminary plat approved in 2003. Revision and additional plat approved in 2005. - Percent Built - 65%
Charlestowne of	Sunnyside Rd	Single-Family	154	78.5	Preliminary plat approved in 2006. - Percent Built - 0%





Bradford Creek					
Chesapeake Woods	Ontario Drive	Single Family	7	4.6	Section 3 approved in 2003. 34 units were previously approved in 1990's. - Percent Built - 57%
Cobblestone	Allen Rd	Multi-Family & Duplex	300	77.8	Original preliminary plat approved in 2002. Site plan and preliminary plat revision approved in 2004. - Percent Built - 57%
Colony Woods	Frog Level Rd	Single-Family	83	38.3	Preliminary plat approved in 2004. - Percent Built - 35%
Corey Ridge	Corey Rd	Single-Family	32	22.4	Preliminary plat for section 2 approved in 2004. - Percent Built - 25%
Cross Creek	Dickinson Ave	Multi-Family	200	24.6	Preliminary plat approved in 2005. Site plan approved in 2007. Percent Built - 37%
Dana Brooke	Davenport Farm Rd	Single-Family	32	13.8	Preliminary plat approved in 2008. - Percent Built - 0%
Davencroft Village	Thomas Langston Rd	Single-Family	150	43.4	Original preliminary plat approved in 2005 for phase 1. Phases 2-5 approved in 2007. - Percent Built - 47%
Dorothy's Cove	Fleming School Rd	Single-Family	86	38.1	Preliminary plat approved in 2007. - Percent Built - 0%
Dudley's Grant	Firetower Rd	Multi-Family	312	25.2	Preliminary plat approved in 2005. Site plan approved in 2006. - Percent Built - 100%
Emerald Park	Davenport Farm Rd	Single-Family	414	99.6	Preliminary plat approved in 2005. Revision approved in 2007. - Percent Built - 6%
Falling Creek	NC Highway 43	Single-Family	166	72.5	Preliminary plat approved in 2008. - Percent Built - 0%
Fieldstream @ Sawgrass Pointe	Davenport Farm Rd	Single-Family	69	27.9	Preliminary plat approved in 2004. - Percent Built - 88%
Firetower Junction	Firetower Rd	Multi-Family	Not known	63.5	Preliminary plat's approved in 2008 and 2009. The site plan has not been submitted. - Percent Built - 0%
Fornes Run	Brownlea Dr	Duplex	14	8.4	Preliminary plat approved in 2004. - Percent Built - 0%
Glen Castle @ Irish Creek	Old Tar Rd	Single-Family	26	9.8	Preliminary plat approved in 2008. - Percent Built - 0%
Grey Fox Run	NC Highway 43 South	Multi-Family	351	52.9	Preliminary plat approved in 2006. Site plan approved in 2007. - Percent Built - 0%
Grove Pointe	Allen Rd	Multi-Family	Not known	21.9	Preliminary plat approved in 2008. Site plan was under review but has since been abandoned. - Percent Built - 0%
Hampton Farms	Davenport Farm Rd	Duplex	144	22.2	Preliminary plat approved in 2004. - Percent Built - 100%
Holy Glen	Allen Rd	Multi-Family	230	14.5	Preliminary plat approved in 2003. Site plan approved in 2006. - Percent Built - 100%
Irish Creek	Old Tar Rd	Single-Family	190	73.1	Original preliminary plat approved in 2004. Revision and additional plats approved in 2006. - Percent Built - 80%
Ironwood	NC Highway 43 North	Single Family	132	77.2	Preliminary plats approved in 2003 and 2005. - Percent Built - 69%
Kittrell Farms	NC Highway 43 South	Single-Family Patio Homes & Duplex	273	41.3	Preliminary plat approved in 2005. - Percent Built - 57%
Langston Farms	Thomas Langston Rd	Single-Family	342	120.1	Preliminary plat's approved in 2001. - Percent Built - 64%





Laurel Park	Allen Rd	Single-Family & Multi-Family	232	97.8	Preliminary plat approved in 2004. No site plan has been submitted. Percent Built - 18%
Lynndale East	Cromwell Dr & Vassar Dr	Single-Family	87	84.1	Preliminary plat approved in 2004. Revision and additional plat's approved in 2007. Percent Built - 34%
Manning Forest	Williams Rd	Multi-Family	116	14.2	Preliminary plat and site plan approved in 2006. - Percent Built - 29%
Meadow Woods	Penncross Dr	Single-Family	172	19.8	Preliminary plat approved in 2007. - Percent Built - 57%
Medford Pointe	Allen Rd	Single-Family	187	128.9	Preliminary plat approved in 2004. - Percent Built - 17%
Melrose Place	W. 5th St (NC 43)	Multi-Family	351	135.4	Preliminary plat's approved in 2005 and 2006. Site plan approved in 2007. - Percent Built - 0%
Mill Creek	Frog Level Rd	Single-Family	143	51.3	Preliminary plat approved in 2005. - Percent Built - 23%
North Campus Crossing	US 264 & Whichard Rd	Multi-Family	600	40.2	Preliminary plat approved in 2004. Site plan approved in 2005. - Percent Built - 100%
Paramore Farms	Evans St & Firetower Rd	Single Family	170	83.9	Preliminary plat approved in 2004. - Percent Built - 23%
Pinecrest @ Sawgrass Pointe	Davenport Farm Rd	Single-Family	80	24.2	Preliminary plat approved in 2004. - Percent Built - 50%
Porter's Pointe	Portertown Rd	Single-Family	94	33.8	Preliminary plat's approved in 2008 and 2009. - Percent Built - 0%
Providence Place	Thomas Langston Rd	Single-Family	68	17.7	Preliminary plat for section 3 approved in 2006. 78 units of this same development were previously approved and developed in the 1990's. - Percent Built - 0%
River Bend	NC Highway 33 East	Single-Family	145	30.3	Preliminary plat for sections 1, 2, & 3 approved in 2011. - Percent Built - 0%
Savannah Place	Thomas Langston Rd	Single-Family	153	67.7	Preliminary plat approved in 2003. - Percent Built - 51%
Southpointe	South Square Dr	Duplex	236	36.4	Preliminary plat approved in 2003. - Percent Built - 59%
Tara Village	Charles Blvd	Multi-Family	152	13.3	Preliminary plat approved in 2003. Site plan approved in 2005. - Percent Built - 100%
Teakwood Green	Teakwood Dr	Single-Family	73	21.3	Preliminary plat approved in 2006. - Percent Built - 7%
Tull's Cove	Pine Dr	Single-Family	64	15.3	Preliminary plat approved in 2006. - Percent Built - 44%
Tyson Farms	Dickinson Ave & Williams Rd	Single-Family	152	54.8	Preliminary plat approved in 2004. Percent Built - 93%
Waterford Place	Stantonsburg Rd & Allen Rd	Multi-Family	432	27.8	Preliminary plat approved in 2003. Site plan approved in 2004. - Percent Built - 100%
Westhaven South	Regency Blvd	Single-Family	358	37.5	Preliminary plat and revision approved in 2006. Additional plat approved in 2008. - Percent Built - 7%
Westpointe	Stantonsburg Rd	Single-Family	62	13.6	Preliminary plat for section 11 approved in 2008. - Percent Built - 56%
Williamsbrook	Portertown Rd	Duplex & Multi-Family	124	19.9	Preliminary plat's approved in 2000 and 2003. Site plan approved in 2006. - Percent Built - 33%
Williamsbrook East	Portertown Rd	Duplex	15	5.2	Preliminary plat for section 2 approved in 2004. - Percent Built - 100%
Windermere West	Joseph St	Single-Family	16	10.0	Preliminary plat for phase 1 approved in 2006. - Percent Built - 50%
Windsor	Royal Dr	Single-Family	8	4.2	Preliminary plat for section 13 approved in 2002. 507 units were previously approved in





					the 1980's and 1990's. - Percent Built - 100%
Vancroft	Thomas Langston Rd	Multi-Family	206	29.6	Preliminary plat approved in 2004. - Percent Built - 48%
Vicksburg	Corey Rd	Single-Family	14	6.1	Preliminary plat for Section 2 approved in 2004. Section 1 of Vicksburg is not inside of the City of Greenville's Corporate Limits. - Percent Built - 93%
Village by the Pond	NC Highway 33	Single-Family	137	59.4	Preliminary plat approved in 2007. - Percent Built - 0%
Yorkshire	York Rd	Single-Family	21	6.1	Section 4 approved in 2004. 91 units of this development were previously approved in the 1990's. - Percent Built - 100%
			<b>10,515</b>	<b>2,607</b>	





# LAND USE PATTERNS

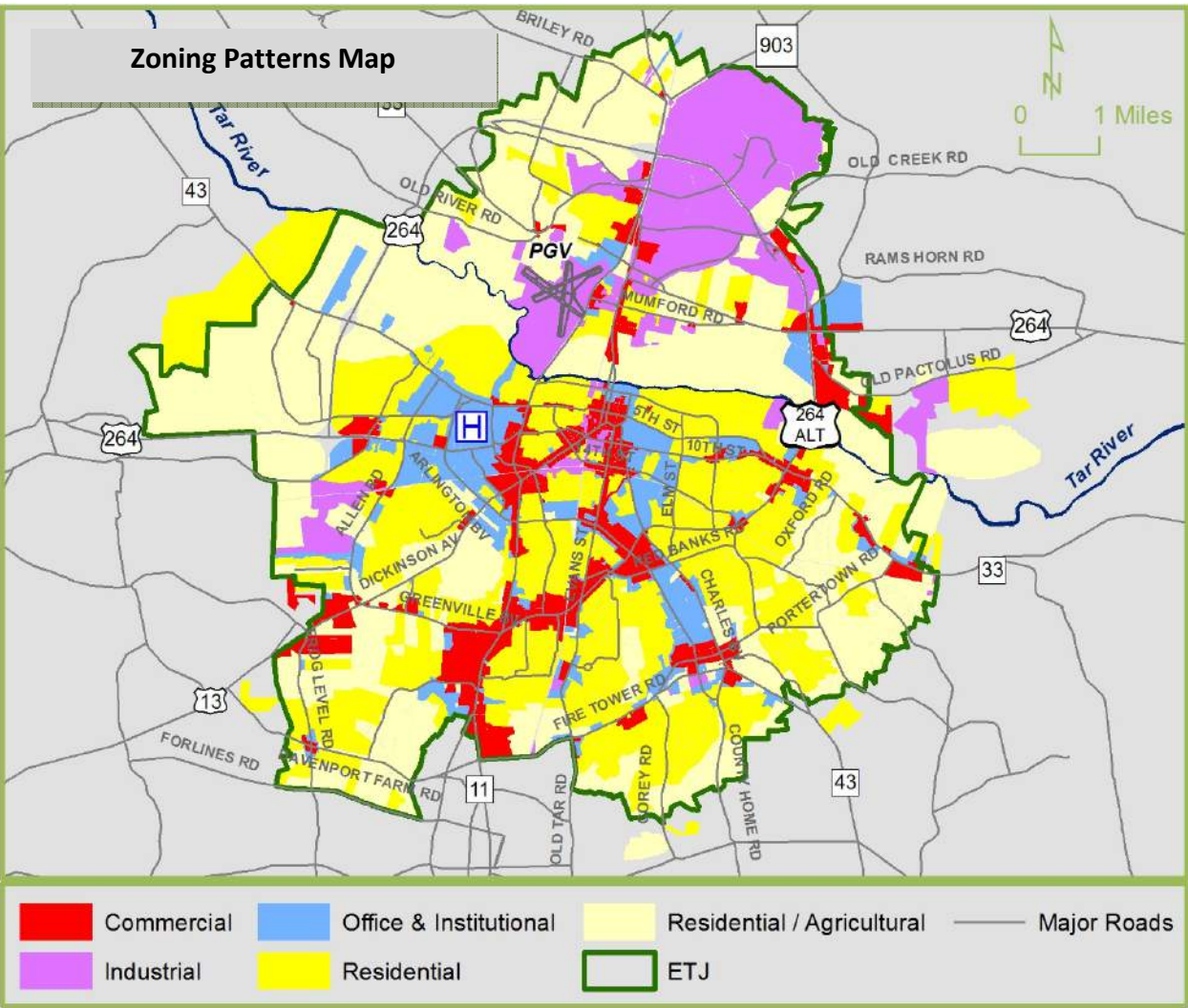
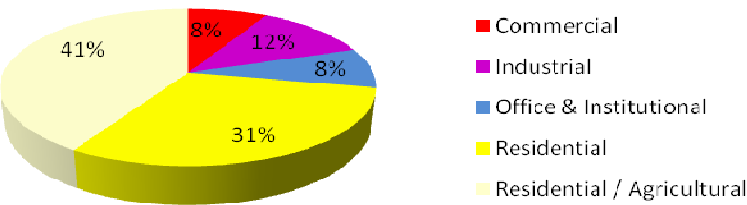
## Zoning Patterns

The City of Greenville has 29 base zoning districts that are combined into five classifications for the purpose of depicting the community’s zoning patterns. As of the end of 2011, a vast majority of the city’s territorial jurisdiction (72%) is designated as residential or residential / agricultural.

Zoning Patterns Classification	Acres	% of Total Jurisdiction
Commercial	3,138.31	8%
Industrial	4,547.15	12%
Office & Institutional	3,158.89	8%
Residential	11,833.75	31%
Residential / Agricultural	15,952.63	41%
Total	38,630.72*	100%

\*Rights-of-way not included in acreage calculation.

Zoning Patterns as % of Jurisdiction





# LAND USE PATTERNS

## Land Use Plan

The City of Greenville Land Use Plan is a component of *Horizon's: Greenville's Community Plan* and provides the vision for how the city and surrounding areas are to be developed. The Land Use Plan has 12 land use categories that are used to evaluate rezoning requests and guide infrastructure investment. As of the end of 2011, a majority the city's Land Use Plan extent is designated as Medium Density Residential (42%) or Conservation / Open Space (24%).

Land Use Plan Categories	Acres	% of Total
Industrial	5,223.35	6%
Commercial	4,517.38	5%
Mixed Use / Office / Institutional	129.05	<1%
Medical Core	180.14	<1%
Medical Transition	208.36	<1%
Office / Institutional / Medical	195.60	<1%
Office / Institutional / Multi-Family	5,968.18	7%
High Density Residential	2,971.61	4%
Medium Density Residential	34,567.14	42%
Low Density Residential	2,859.00	3%
Very Low Density Residential	5,595.72	7%
Conservation / Open Space	19,792.53	24%
<b>Total</b>	<b>82,208.06</b>	<b>100%</b>

